

GOVDOC

BRA

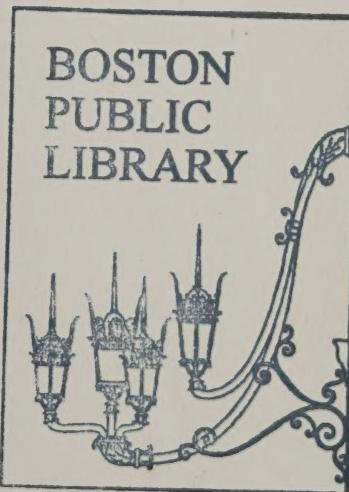
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1987

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# JAMES HAYES PARK

## FUNDING PROPOSAL



OCTOBER 1987



Hayes Park is located at the corner of West Canton Street and Warren Avenue in the South End. It was designed and built in 1969 by the Boston Redevelopment Authority after a tragic fire destroyed the former Church of the Annunciation.

In spite of its present condition (see attached Open Space Evaluation), the park is well used by the South End community. The tot lot, despite the poor condition of play equipment, attracts the neighborhood children as well as children from at least two day care groups. Strollers, dog walkers and the elderly frequent the park and the park is used for neighborhood and community events. The neighborhood has consistently maintained the park for more than 15 years to include daily trash pick up as well as lawn care and care of the plantings. There have been no capital improvements since the park was built.

The Friends of Hayes Park are a group of concerned citizens who have worked since May 1987, on a regular basis, for the purpose of renovating Hayes Park. The park suffers from the following problems:

- due to poor subsurface fill, the park continues to settle significantly after 15 years, causing the pavement to sink
- the play equipment is aged and in poor condition
- the grassy berm, although attractive, harbors undesirable individuals and unsociable activities
- the water spray has never functioned.

The Friends of Hayes Park, with assistance from the BRA, have toured parks throughout the city to determine how to deal appropriately with the problems at Hayes Park. They have conducted a survey of the community and have held community meetings. A schematic design has been developed. This design proposes:

- the subsurface fill be replaced with suitable material to prevent further settling
- the park perimeter be fenced
- the play area be redesigned



- the grassy berm be eliminated
- pleasant green areas with benches be created for passive enjoyment
- in view of the fact that the South End is home to many craftsmen and artists, a fountain or art work be created as a focal point.

The total cost of the redesign is estimated to be between \$500,000 and \$600,000. The Friends of Hayes Park have already commenced fund raising activities within the community. In addition, they will petition the BRA, the Browne Fund and the Henderson Fund.







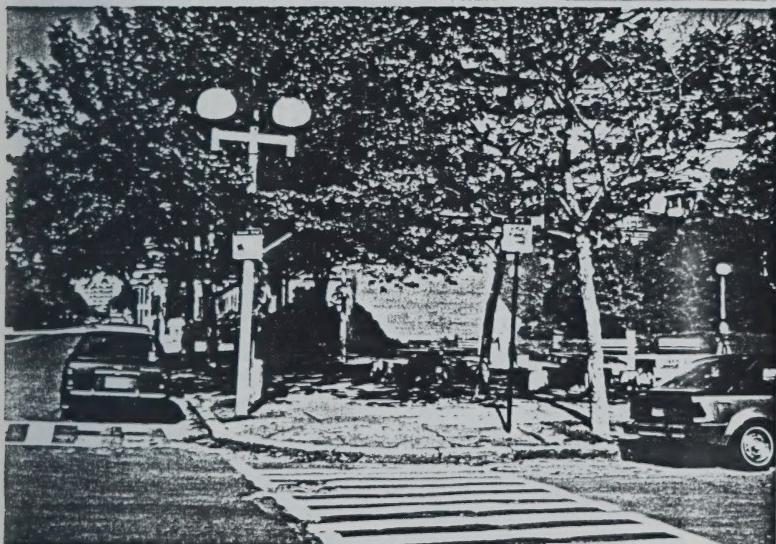
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SITE NO.



### Site Photograph 1

View of edge along West Canton Street. Strong shrub planting at corner, and trees forming a complete canopy of shade.



### Site Photograph 2

Corner of park with picnic tables in shade.



### Site Photograph 3

Grassed berm along back edge of park with Willow trees-- creates a pleasant sitting area.





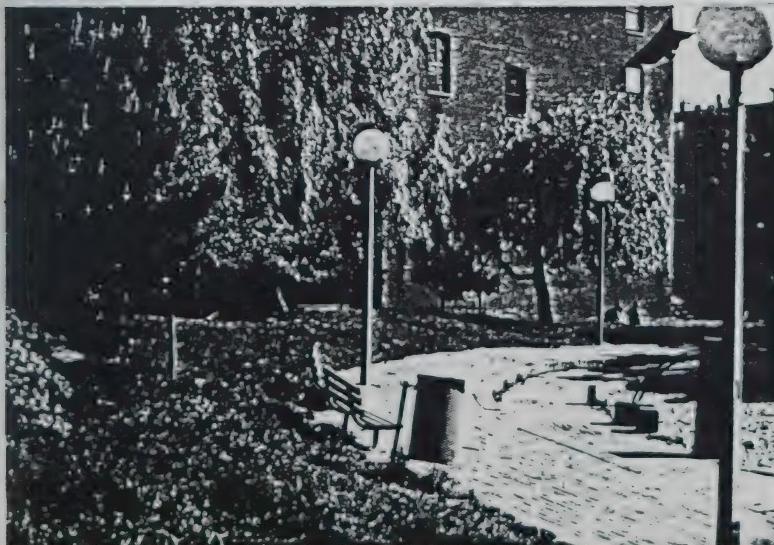
**Site Photograph 4**

Timber play equipment rotted and in need of renovation/replacement.



**Site Photograph 5**

Settlement of pavement--warped surface and loosened brick.



**Site Photograph 6**

Seating along edge of planted area with view of tot lot.



# CITY OF BOSTON PARK EVALUATION

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SITE NO.

Neighborhood: SOUTHBEND

Site Name: HAYES PARK

Location: WARREN & W. CANTON

Evaluation Team: ECH & SF

Evaluation Date: 5.26.87

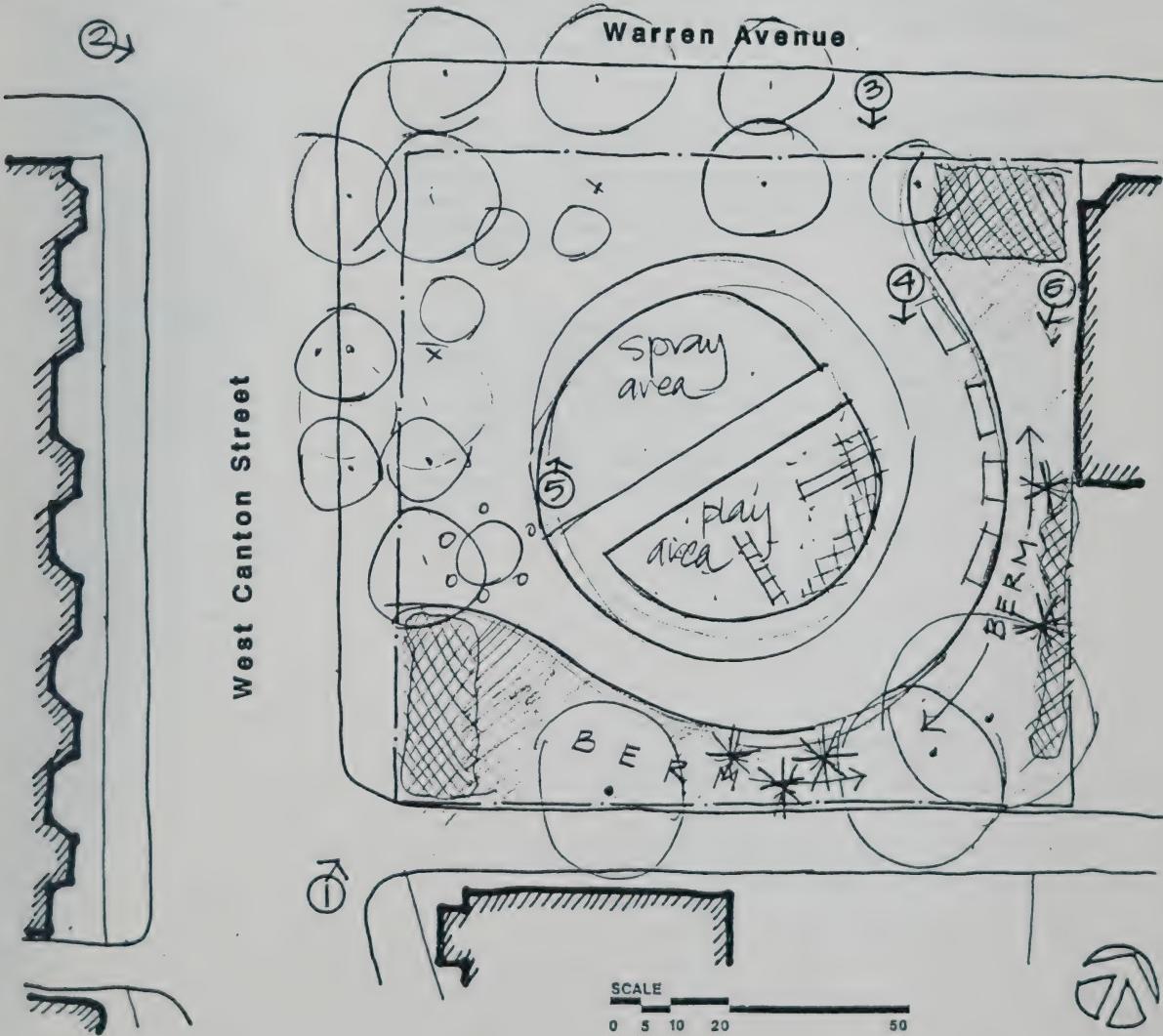
Surrounding Land Uses: RESIDENTIAL

Site Type: PLAYLOT

Acreage: .29A

Weather Conditions: FAIR

## Site Plan





**Neighborhood:** South End

**Site Name:** James Hayes Park

**Location:** Warren Avenue and West Canton Street

**Acreage:** 0.29 A

**Site Type:** Playlot

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**Site Description:**

James Hayes Park is a square site on the corner of Warren Avenue and West Canton Street. Residences abut the site on the east and an alley and residences abut it on the south. The park is designed around a central circular play area consisting of a half-circle spray area and a half-circle sand-surfaced playground. A circular brick path encompasses this area with benches, tables and lights. A low berm has been created along the east and south edges of the park adjacent to the abutting residences. Numerous shade trees are planted along the street edges of the park as well as along the berm.

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**Condition Assessments:**

The benches, tables and lights are almost all in good condition. The brick and bituminous concrete paving has settled significantly in several places and is in fair to poor condition. Because of settlement of the spray area, the paving needs reconstruction. The wooden play structures have badly deteriorated and need replacement. Most of the trees are in good condition. Most of the shrubs and lawn areas are in fair condition.

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**Major Site Issues:**

The design of Hayes Park, with its circular play area encompassed by tree plantings and a low berm, is simple and successful in providing an enhanced experience of spaciousness within a small site. A major problem in this park is subsurface settlement. Many site improvements are deteriorated because of the large amount of settlement. This problem is most evident in the playground edge and the pavement, which has buckled and been pulled up in places. The pavement and play structures are in need of attention.



## HAYES PARK QUESTIONNAIRE

Hayes Park was created in 1969 after a tragic fire destroyed the Church of the Annunciation. The congregation moved to West Roxbury and the property at the corner of Warren Avenue and West Canton Street was then transferred to the BRA. The park has been maintained by neighbors for almost twenty years. The site has continued to settle causing severe problems.

A group of interested neighbors has been discussing these ongoing problems. We invite your participation by answering and returning this questionnaire and by attending one of the following meetings at the Mackey School: Tuesday, September 29, 7:30 p.m. - 9:30 p.m. or Saturday, October 10, 10:00 a.m. - 12:00 p.m. The results of the questionnaire will be presented at both meetings.

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1. How often do you use Hayes Park?  
a) Daily \_\_\_\_\_ c) Once a week \_\_\_\_\_  
b) 2-3 times a week \_\_\_\_\_ d) Once a month \_\_\_\_\_
  
  2. How do you use Hayes Park? List as many as you like in order of importance with 1 = most important, 2 = next most important, and so on.  
a) Sunning \_\_\_\_\_ d) Dog walking \_\_\_\_\_  
b) Picnicing \_\_\_\_\_ e) Passing through \_\_\_\_\_  
c) Children's play \_\_\_\_\_ f) Other \_\_\_\_\_
  
  3. What do you like best about Hayes Park? List as many as you like in order of importance with 1 = most important, 2 = next most important, and so on.  
a) Greenery \_\_\_\_\_ e) Tables/chairs \_\_\_\_\_  
b) Sand box \_\_\_\_\_ f) Aesthetics \_\_\_\_\_  
c) Play area \_\_\_\_\_ g) Other \_\_\_\_\_  
d) Benches \_\_\_\_\_
  
  4. What are the worst problems of Hayes Park? List as many as you like in order of importance with 1 = worst problem, 2 = next worst problem, and so on.  
a) Drug dealing \_\_\_\_\_ f) Too dark at night \_\_\_\_\_  
b) Alcohol use \_\_\_\_\_ g) Unleashed pets \_\_\_\_\_  
c) Litter \_\_\_\_\_ h) Maintenance \_\_\_\_\_  
d) Inappropriate use \_\_\_\_\_ i) Other \_\_\_\_\_  
e) No fence \_\_\_\_\_



5. What improvements would you like to see at Hayes Park?  
List as many as you like in order of importance with 1 =  
most important, 2 = next most important, and so on.

- |                      |       |                        |       |
|----------------------|-------|------------------------|-------|
| a) Trees             | _____ | f) Attractive lighting | _____ |
| b) Sturdy benches    | _____ | g) Play area           | _____ |
| c) Fencing           | _____ | h) Flowers             | _____ |
| d) Trash receptacles | _____ | i) Other               | _____ |
| e) Better lighting   | _____ |                        |       |

6. How accessible would you like Hayes Park to be? Please  
check one.

- |   |       |
|---|-------|
| a) No fence, completely unsecured                   | _____ |
| b) Decorative fence, no gates                       | _____ |
| c) Decorative fence, with gates                     | _____ |
| d) Decorative fence, with gates and locked at night | _____ |
| e) Fence, play area only                            | _____ |
| f) Passive park, no accessibility                   | _____ |
| g) Other _____                                      |       |

7. Additional comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Optional

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Would you be interested in participating in the Hayes  
Park improvement process? May we contact you? \_\_\_\_\_ Yes  
\_\_\_\_\_ No

I would like to contribute to the improvements to Hayes  
Park and have enclosed a check made out to The Friends of  
Hayes Park. Amount \_\_\_\_\_

Please return this questionnaire no later than September  
22, 1987 to:

THE FRIENDS OF HAYES PARK  
c/o McCARTHY  
154 WARREN AVENUE  
BOSTON, MA 02116

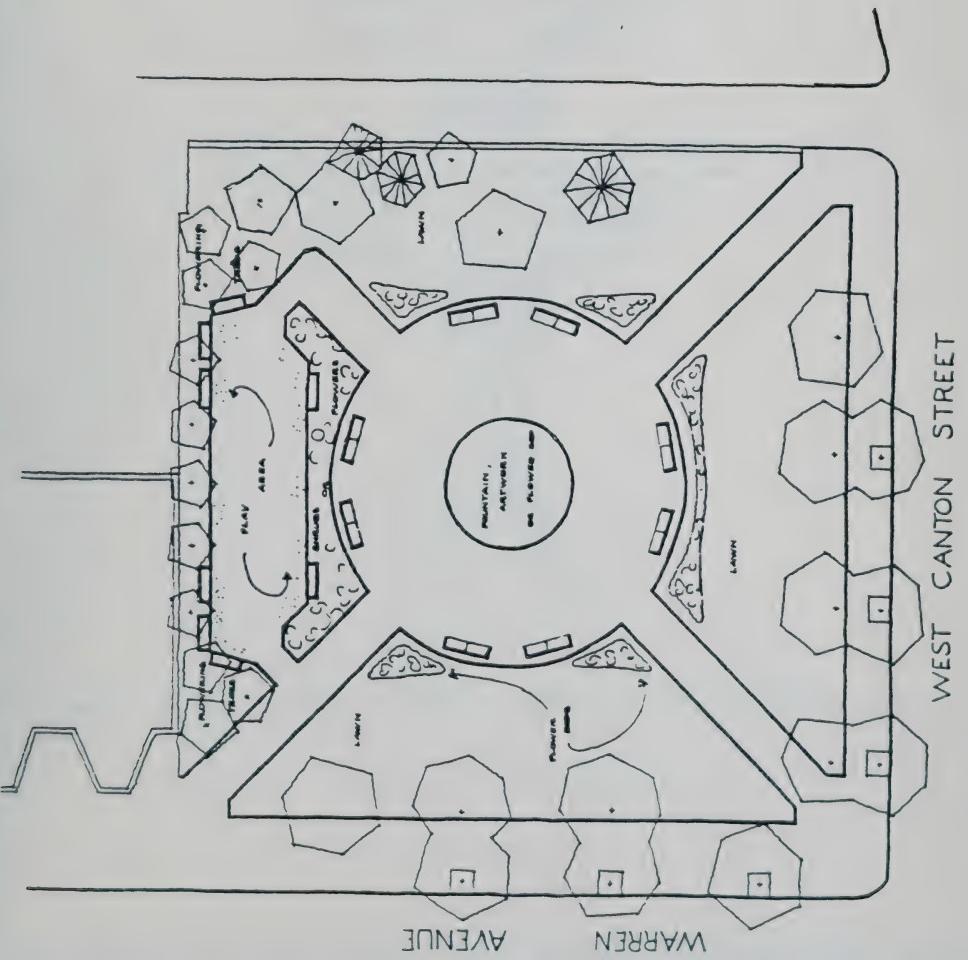
Thank you for your time and effort.



# JAMES HAYES PARK

BOSTON REDEVELOPMENT AUTHORITY

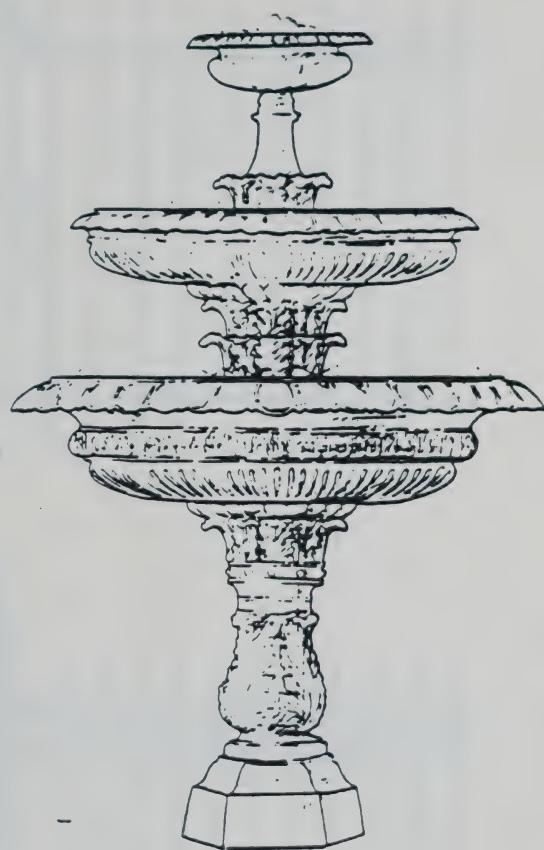
DESIGN CONCEPT A  
URBAN DESIGN DEPARTMENT



PROJECT AREA SOUTH END  
Planning By: ANN TIGHE  
Design By:  
Urban Design  
Date: SEPTEMBER 1987



# Fountain



WASHINGTON PARK HOTEL FOUNTAIN · ROBINSON IRON

**Subtotal**

\$150,000



# Landscaping/Site Ammenities

## Fence



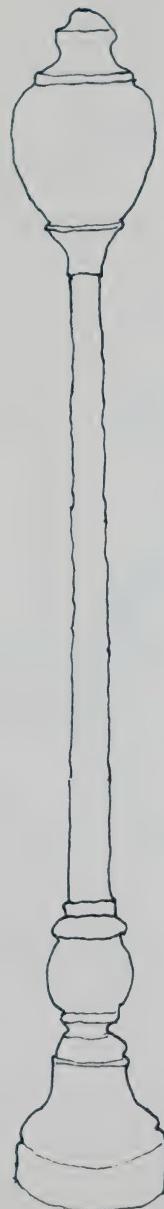
**Subtotal**

\$100,000



# Landscaping/Site Ammenities

## Lighting



6 ACORN LIGHTS  
@ \$6000 EACH

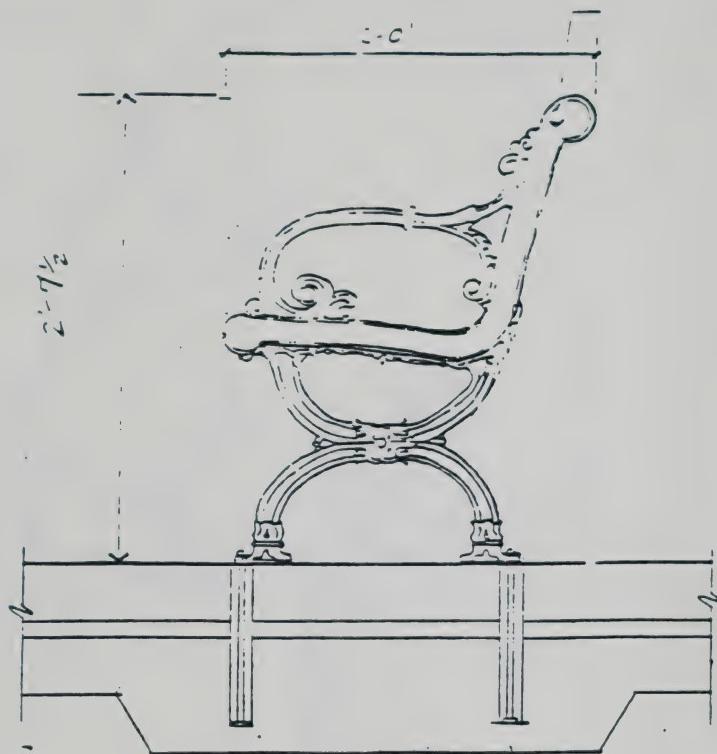
**Subtotal**

\$36,000



# Landscaping/Site Ammenities

## Benches



12 VICTORIAN BENCHES @ \$1,200 EACH

**Subtotal**

\$14,400



# Landscaping/Site Ammenities

## Trees



17 TREES

**Subtotal**

\$17,200



Date: October 20, 1987  
Type of Estimate: Preliminary  
Project: James Hayes Park, South End

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
<b>Curbing:</b>				
Straight Granite 6x18"	1,620	lft.	20	32,400
Straight Granite 12x18"	248	lft.	100	24,800
Radial Granite 12x18"	146	lft.	100	14,500
<b>Paving:</b>				
Brick on Sand	4,352	sq.ft.	13.50	58,752
<b>Planting:</b>				
Trees 6-8" Calip.	2	each	2,000	4,000
Trees 4-5" Calip.	3	each	1,200	3,600
Trees, Flowering 3-3½"	12	each	800	9,600
Shrubs				6,000
Sod	7,328	sq.ft.	1.00	7,328
<b>Site Amenities:</b>				
Acorn Lights	6	each	6,000	36,000
Benches	12	each	1,200	14,400
Trash Receptacles	3	each	600	1,800
Play Equipment				3,000
Sand (Play Area)	952	sq.ft.	1.00	952
Wrought Iron Fence	448	lft.	225	100,000
Fountain or Art				150,000
Irrigation				25,000
<b>Total</b>				492,136
Engineering 15%				73,820
Contingency 15%				73,820
<b>Total</b>				640,000





